



Leduc Alberta

\$329,000

Welcome to this charming 4-bedroom bungalow in the established, family-friendly neighbourhood of Linsford Park! Offering approximately 1,045 sq. ft., this 1960-built home is a great option for first-time buyers or young families. Situated on a generous 50' x 100' lot, the fully fenced backyard features a vegetable garden, beautiful perennials, raspberry bushes, a large apple tree and storage shed. The main floor offers 3 bedrooms and a 4-piece bathroom, with an additional bedroom and 3-piece bathroom in the basement. Important updates include a new concrete driveway (2023), high-efficiency furnace and hot water tank (2022), four vinyl windows replaced between 2016-2021, new blinds on those windows (2017), 50-year hail-resistant roof (2016), basement water shut-off and plumbing replacement (2024), new gas line and meter (2025), and new City water line to the shut-off (2025). Close to schools, parks, shopping and everyday amenities. (id:6769)

Bedroom 4 2.65 m X 5.82 m

Utility room 3.04 m X 4.03 m

Storage 2.65 m X 5.84 m

Storage 3.38 m X 3.84 m

Storage 5.12 m X 3.94 m

Living room 4.88 m X 4.39 m

Dining room 3.29 m X 3.27 m

Kitchen 3.4 m X 2.69 m

Primary Bedroom 3.87 m X 3.05 m

Bedroom 2 2.79 m X 2.85 m

Bedroom 3 2.78 m X 3.22 m

Listing Presented By:



Originally Listed by:
Royal LePage Prestige Realty

<https://sabinahumphrey.royallepage.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.